

EXHIBIT NO. 1 LIBER 20 PAGE 659
CERTIFICATE OF PUBLICATION
From THE NEWS-POST Frederick, Md.

TRUSTEES' SALE

OF VALUABLE REAL ESTATE

Pursuant to a Decree of the Circuit Court for Frederick County, Maryland, passed on the 15th day of November, 1961, in a cause in which Elsie May Ramsburg, et. al., are the Complainants, and Etta May Leveronne, et. al., are Defendants, being No. 19,826 Equity on the Equity Docket of said Court, the undersigned Trustees named in said Decree will offer at public auction at the Court House door in Frederick, Frederick County, Maryland, on

WEDNESDAY, JANUARY 10, 1962

AT 10:30 O'CLOCK A. M.

all that real estate of which Harry E. Ramsburg, late of Frederick County, Maryland, deceased, died seized and possessed, and more particularly described as follows:

PARCEL No. 1: All that farm situate along the Dublin Road, in Walkersville Election District, in the County and State aforesaid, containing 176 acres, 2 roads and 28 square perches of land, more or less, improved with a 30-room stone and frame house, summer house, bank barn, wagon shed, grain shed and other outbuildings. The land is of good quality, and is in a good state of cultivation. The property is adapted to the production of crops generally grown in the locality.

For title reference see deed from Marshall O. Ramsburg, et. ux., to Harry E. Ramsburg, dated August 21, 1928, and recorded in Liber No. 406, folio 592, one of the Land Records of the County aforesaid.

PARCEL No. 2: All that residential property situate in the Village of Dublin, in Walkersville Election District, in the County and State aforesaid, containing 1/2 acre of land, more or less, improved with a 6-room brick and log house and other outbuildings. This property constitutes a self-sufficient rural home.

For title reference see deed from Florence J. Cecil, unmarried, to Harry E. Ramsburg, dated January 28, 1944, and recorded in Liber No. 525, folio 479, one of the Land Records of the County aforesaid.

PARCEL No. 3: All that tract of woodland located at Fishing Creek Reservoir, in Lewistown Election District, in the County and State aforesaid, containing 19 acres and 2 square perches of land, more or less. This property is growing in trees of hard woods customarily found in the locality, some of which have reached saw stage.

For title reference see deed from Marshall O. Ramsburg, et. ux., to Harry E. Ramsburg and George L. Ramsburg, dated August 21, 1928, and recorded in Liber No. 406, folio 588, one of the Land Records of the County aforesaid.

TERMS OF SALE: 10% of the purchase price of the land in cash at the time of sale. A deposit of 10% of the bid price of each of the several parcels will be required of the purchaser or purchasers on the day of sale.

PARCEL No. 1 is offered subject to the rights of the several tenants planting fall grain crops thereon to return to the premises when the said crops have matured, and to remove 1/2 of the grain and 1/2 of the straw therefrom. Possession of the remainder of the premises will be given upon ratification of the sale by the Court and final settlement.

PARCEL No. 2 is offered with immediate possession upon ratification of the sale by the Court and final settlement.

PARCEL No. 3 is offered subject to rights of the City of Frederick as tenant in and to approximately 2 acres of said land, which rights shall terminate on April 1, 1962. Full possession of the property not included in the Lease Agreement with the tenant aforesaid will be given upon ratification of the sale by the Court and final settlement. No adjustment of rent will be made with the purchaser of this property.

State and County taxes assessed against the several properties for the year 1962, as well as all costs of conveyancing, including Federal and State Stamps requisite for the deeds, shall be borne by the purchaser or purchasers.

**AMOS A. HOLTER
EDWIN F. NIKIRK
MURRAY H. FOUT, Trustees**

GLENN TROUT, Auctioneer

This is to certify that the annexed Trustees' Sale was published in Frederick News & Post a newspaper published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 20 days prior to sale, and the last such publication being made not more than one week prior to the 10th day of January 1962.

THE NEWS-POST

Per *Mary G. Sheets*
Filed January 15, 1962